



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Michael Christopherson
Monica Collard
Ron Mortimer
Jamie Tsandes
Cameron Duncan
Daniel Schoenfeld

Thursday, July 21, 2022

6:15 PM

Council Chambers

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_e61ZXXeJS6ilUWVxzNnTgA

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/84714817583>.

Or join by phone. Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 301 715 8592

Webinar ID: 847 1481 7583

Passcode: 229301

4:00 PM FIELD TRIP

[22-270](#)

Field Trip Map

Attachments: [July 21, 2022](#)

5:15 PM EXECUTIVE SESSION

[22-271](#)

Executive Session -Discussion on Affordable Housing Implementation Strategies

Attachments: [Planning Commission Presentation-Housing Strategies](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Present 5 - Commissioner Dave Bromley
Commissioner Jamie Tsandes
Commissioner Michael Christopherson
Commissioner Cameron Duncan
Commissioner Daniel Schoenfeld

Absent 2 - Commissioner Monica Collard
Commissioner Ron Mortimer

Public Meeting Items

DRAFT

1. [SUB0404202](#) Somerset Villas Subdivision (Preliminary Review)
[2-006297](#) 625 East 8100 South
[Community #3, Sandy Woods]

Attachments: [PC Staff Report](#)
[PC Maps and Materials](#)

Craig Evans introduced this item to the Planning Commission.

John Clayton, 1623 E Woodcrest Drive, Salt Lake City, said that they'll need to determine if the street slopes to the north and is fine with the staff report.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said that he doesn't think it's fair to the developer to have to install the curb and gutter and feels a lien should be put on the property instead or have the city pitch in.

Deborah Buchanon, 8045 S 615 E, Sandy, said that she's not willing to pay for curb and gutter.

Michael Christopherson clarified that it's legal for the City to expect developers to contribute to improvements to developments.

Dave Bromley asked if it's determined that water doesn't flow onto the property would it still be a recommendation.

Craig Evans said yes from a Planning point of view they don't want it to be left unimproved.

Ryan Kump, Sandy City engineer, said that his concern is for drainage and creating ponding and the need to prevent that.

Dave Bromley and Michael Christopherson both stated that they have the same concerns as Ryan Kump.

Daniel Schoenfeld said he's fine with asking the developer to install curb and gutter.

Jamie Tsandes said she wants to make sure to get positive drainage and that it meets the flow that's required.

A motion was made by Michael Christopherson, seconded by Dave Bromley that the Planning Commission determine that preliminary review is complete for the Somerset Villas Subdivision, located at 625 East 8100 South, based on the two findings and subject to the seven conditions listed in the staff report with the modification to condition #7 that the applicant installs curb and gutter that extends beyond the north property line of the project to the Buchanan's secondary driveway to the north. A drive approach is also to be constructed for the Buchanan's secondary driveway to ensure proper handling of stormwater drainage unless the applicant can demonstrate to the City, through appropriate engineering that drainage problems are not an issue, then the applicant is responsible to install curb and gutter and a secondary driveway for the Buchanan's.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

2. [CUP0628202](#) The Refinery Gym
[2-6353](#) 9507 S. 670 W.
(Community #2- Civic Center)

Attachments: [The Refinery Gym signed with all attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

John Nelson, 963 Meadowlark Lane, W Bountiful, said it's a small basic, open public gym and agrees with the staff report.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission approve a Conditional Use Permit for The Refinery Gym for the property located at 9507 S. 670 W. to operate an open gym as described in the staff report subject to the two findings and three conditions detailed in the staff report.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

3. [CUP0528202](#) Reynolds Daycare (Category II Home Occupation)
[2-6337](#) 10734 S. Vermer Way
(Community #12)

Attachments: [Reynolds Daycare Staff Report with Attachments.pdf](#)

Claire Hague introduced this item to the Planning Commission.

Kathryn Reynolds, 10734 S. Vermer Way, Sandy, said she prefers people to drive into her property and back out and she's been operating for a year without a business license and this hasn't been a problem.

Michael Christopherson asked Kathryn Reynolds which option she prefers from what the city traffic engineer gave her.

Kathryn Reynolds said that she doesn't like either option and has asked for a dead end sign to be installed.

Cameron Duncan opened this item for public comment.

Marijah Robinson, 114 E Lee Lane, Sandy, said she doesn't have a problem with children being dropped off at her property but thinks it would be safer for the kids to be dropped off at the daycare.

Susan Robinson, 114 E Lee Lane, Sandy, said that she has no issues with children being dropped off at her property and feels it's safer for the children to be dropped off at Kathryn Reynolds home.

Serena Weddle, 9864 S Evening Moon Way, Sandy, said a dead end street sign needs to be posted.

Cameron Duncan closed this item to public comment.

Brittney Ward, Sandy City Traffic Engineer, said she will post a dead end street sign. She said the neighbor Mr. Jenkins doesn't want his driveway to be used as a turn around for the Reynolds daycare and Brittney agrees with that. Her traffic plan was determined based on the applicant wanting to have a daycare for up to 18 children in a day which could potentially create up to 72 trips a day.

Michael Christopherson asked Brittney Ward that since the traffic plan was based on the highest number of trips per day is there a more practical estimate that's lower than 72 trips.

Cameron Duncan said that the 72 trips don't seem very heavy to him if each three point turn took 30 seconds for a total of ten minutes.

Michael Christopherson commented on the stacking and the potential for a log jam and wanted to clarify with the applicant if she plans on operating at the maximum amount of kids for her daycare. He also said that if the Planning Commission grants a land use like this that it also applies to any subsequent owner of the property.

Brittney Ward said that the Planning Commission could condition to stagger the trips but it's unrealistic since no-one will monitor that.

Michael Christopherson said that they could condition it to limit the amount of trips and if it's not adhered to then the applicant needs to install the u-shaped driveway and that written instructions be given to parents regarding drop off and pick up procedures.

Brittney Ward asked if the Planning Commission could also condition that Mr. Jenkins driveway not be used as a turn point.

Claire Hague said that staff could require a traffic management plan and asked James Sorensen if they could limit the amount of cars.

James Sorensen said that would need to come through the traffic plan.

Michael Christopherson asked Kathryn Reynolds if she's willing to meet halfway that works for both.

Kathryn Reynolds said that she has seven of her own children and is allowed up to twelve. During the school year she drops her kids off at school and picks up her daycare students and hasn't had daycare traffic. At the very most she estimates only six trips a day since she prefers to have clients with more than one child and most of her daycare consists of her own kids.

Dave Bromley asked if that was six trips in the morning and six trips in the evening or six trips total in a day.

Kathryn Reynolds it would be six to nine trips if she has a noon carpool.

Cameron Duncan said six drop offs.

Kathryn Reynolds said yes.

Jamie Tsandes asked Kathryn Reynolds to clarify the amount of clients she currently has.

Kathryn Reynolds said she has one client with four to five children that rotate because sometimes the boys want to go and sometimes the girls only want to go.

Jamie Tsandes asked if she's really asking for just one additional daycare student from what she currently has.

Kathryn Reynolds said she didn't understand what the city ordinance was asking for and did not account for her own children.

Cameron Duncan said that his preference is to drop off the kids at the Reynolds property and doing a three point turn is fine to him and asked him if parents show up at the same time.

Kathryn Reynolds said there's only one client.

Michael Christopherson said since she's only got one client they wouldn't need to impose additional conditions for the driveway and corner drop off except the use of Mr. Jenkins driveway.

Kathryn Reynolds said she's made it clear to all their visitors and guests that they are not to use Mr. Jenkins driveway and thinks that traffic into his driveway are from people who

don't realize they're on a dead end street and use his driveway to turn around.

Michael Christopherson said the dead end sign will be provided.

Brittney Ward said that there's still a safety concern for vehicles backing out and vehicle collision points with pedestrians and children.

Kathryn Reynolds said she has two driveways and could require her clients to utilize one driveway if the other one has a vehicle in it.

Dave Bromley asked if she has other staff to help with directing traffic.

Kathryn Reynolds said she could direct traffic if it were less than a couple of minutes but the children need constant supervision.

Dave Bromley said he appreciates businesses like these in the neighborhood and said he feels comfortable with a circular driveway to prevent accidents.

Danny Schoenfeld said that he agrees with Dave Bromley and wants to do this right the first time.

Michael Christopherson said he wants Kathryn Reynolds to operate her business and adding one or two more cars a day doesn't seem to be an issue since she's been operating for a year without incident. He also recognized the importance of safety and talked more about the conditions.

Dave Bromley said he's comfortable with a condition with directing back ups and limiting trips to address the safety concern and still feels that a circular driveway would be the safest and wanted to know if the applicant felt comfortable with that.

Cameron Duncan said that if the applicant exceeded four drop off's and four pick ups a day then she would need to have implement the circular driveway and then asked how would that be monitored.

Dave Bromley said yes and monitoring this would be unrealistic but in the event there's an issue it is subject to a legitimate complaint.

Cameron Duncan said he would be okay with that.

Michael Christopherson said that in order for the applicant to not have to install a circular driveway the trade off would be that she needs to provide an adult to direct traffic.

Brittney Ward said that it would still be better for cars to drop off kids at the neighbor property to avoid the three point turn around and that volunteers are not authorized to direct traffic in a public right of way but are fine to do it on the applicant's property.

Kathryn Reynolds said she would be fine with those conditions.

Jamie Tsandes said she's not comfortable with dropping kids off at the corner and although the circular driveway is the safest option she doesn't agree that the applicant should have to install that for one extra vehicle.

Dave Bromley said they could lower the thresh hold from four vehicles a day to three or they would have to do the circular driveway.

A motion was made by Michael Christopherson, seconded by Jamie Tsandes, that the Planning Commission approve a Conditional Use Permit for Kathryn Reynolds for the property located at 10734 S. Vermer Way to operate a Category II Home Occupation as described in the application materials based on the two findings and subject to the six conditions detailed in the staff report with changes to Condition #3 by adding the following sub-conditions: (a) That the City install a dead end sign (b) That all patrons of the business be instructed clearly and frequently not to park, turn around or utilize Mr. Jenkins driveway when dropping off or picking up (c) Under existing driveway conditions that all pick ups and drop offs be supervised and directed on and off the property by a staff member (d) if the number of pick ups and drop offs exceed six a day then a u shaped driveway or other traffic reconfiguration accepted by the City traffic engineer be installed.

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

4. [CUP0524202](#) State Liquor Store (Conditional Use Permit)
[2-006334](#) 1902 E. 9400 S. Street
[Community #17, Willow Canyon]

Attachments: [East Sandy CUP Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

Cameron Duncan opened this item to public comment.

Cameron Duncan closed this item to public comment.

A motion was made by Dave Bromley, seconded by Jamie Tsandes, that the Planning Commission grant the Conditional Use requests to allow the Alcoholic Beverage State Store, based on the staff report, the staff findings 1 to 15 in the analysis of the Conditional Use Standards and the three additional findings and the three conditions as detailed in the staff report

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

5. [SPR0524202](#) State Liquor Store (Site Plan Preliminary Review)
[2-006333](#) 1902 E. 9400 S. Street
[Community #17, Willow Canyon]

Attachments: [East Sandy SPR Staff Report](#)

Doug Wheelwright introduced this item to the Planning Commission.

Tom Gibbs with the Utah State Department of Alcoholic Beverages Services (DABS), said he looks forward to the partnership with Sandy City and approval of the project. He's in agreement with the staff report.

Jamie Tsandes asked if the front of the store is glass.

Tom Gibbs said that the triangle is a brick facade that opens up into a courtyard and behind that is store front glass.

Jamie Tsandes asked if the signage is on glass.

Tom Gibbs said no the signage is suspended in the open air triangle area.

Jamie Tsandes asked if the letters are suspended in air.

Tom Gibbs said yes.

Dave Bromley asked to clarify if they're approving the sign. Doug

Wheelwright said no they are not approving the sign.

Sanae Adams with Jacoby Architects said steel tubes will be installed behind the letters and will not be suspended in the air. She said the height of the sign is the same height as the buildings next to it and they've tried to match the brick to similar buildings in the shopping center.

Cameron Duncan opened this item to public comment.

Steve Van Maren, 11039 S Lexington Circle, Sandy, said this building feels smaller than the Draper and Cottonwood Height stores.

Tom Gibbs said this is actually their biggest store at almost 15,000 square feet.

Cameron Duncan closed this item to public comment.

Jamie Tsandes said she likes the project.

A motion was made by Michael Christopherson, seconded by Dave Bromley, that the Planning Commission find that the preliminary site plan review is complete for the proposed State Liquor and Wine store project, located in the Little Cottonwood Canyon Shopping Center at 1902 E. 9400 S. Street and approve the requested Special Exception to the zone required architectural design standards to allow the proposed east building facade as proposed, based upon the two findings and the six conditions detailed in the staff report

Yes: 5 - Dave Bromley
Jamie Tsandes
Michael Christopherson
Cameron Duncan
Daniel Schoenfeld

Absent: 2 - Monica Collard
Ron Mortimer

Administrative Business

1. [22-272](#) Planning Commission Minutes from July 7, 2022

Attachments: [07.07.2022 PC Minutes \(DRAFT\)](#)

An all in favor motion was made by Dave Bromley to approve the meeting minutes from 07.07.2022 with a correction to the motion for CUP04072022-006301.

2. [22-273](#) Development Report

Attachments: [06.30.2022 Development Report](#)

3. Director's Report

Adjournment

An all in favor motion was made and approved to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256